



D. P. MEHTA
F. J. SIDHWA
J. P. KAPADIA
AJAY KHATLAWALA
Z. S. MORRIS
G. PAL
RAJNI DIMKAR
RAJAS KASBEKAR

LITTLE & CO.

(REGISTERED)

ADVOCATES & SOLICITORS
CENTRAL BANK BUILDING, 3RD FLOOR,
M. G. ROAD, FORT, MUMBAI 400 001.
INDIA

TEL. : +91-22 2265 2739

2270 3219

2270 3224

FAX. : +91-22 2265 9918

2267 0563

email : mumbai@littlecompany.com

YOUR REF. :

OUR REF. :

AM/ESJ/

3027

TITLE CERTIFICATE
Dated: 11th October, 2014

MAHINDRA LIFESPACE DEVELOPERS LIMITED

Mahindra Towers, 5th Floor,
Worli, Mumbai 400 018

Kind Attn: Mr. Ulhas Bhosale,
General Manager (Legal)

Dear Sir,

Re: Title Report pertaining to land at Acme Tiles Compound, Saki Naka,
Mumbai.

A. SCHEDULE OF THE PROPERTY:

ALL THAT piece or parcel of land forming part of the land bearing Survey No. 11, Hissa No. 2 (Part) and CTS Nos. 95, 95/1, 95/2, 95/3, 95/4 and 95/5 admeasuring approx. 9,070.60 sq.mts. as per the Property Register Card (including an excess vacant land area of 954.71 sq.mts.) or thereabouts together with structures standing thereon and known as "Acme Tiles Compound"; along with 588.40 sq. mts. of additional land also forming part of the same survey numbers as reflected in the revenue records, situated at Acme Tiles Compound, Saki Naka, Off. Saki Vihar Road, Mumbai - 400 072 in the Village Saki, Taluka Kurla in Greater Bombay in the Registration Sub-district of Bandra District, Bombay Suburban.

B. DISCLAIMER FOR THE TITLE CERTIFICATE:

We have been instructed by Mahindra Lifespaces Developers Limited ("MLDL") to carry out a legal due diligence with respect to the above Property of M/s. Acme Tiles Manufacturing Company ("Acme").

LITTLE & CO.

1. The principal part of our title due diligence exercise has been the review of the documents made available to us. These disclosed documents that we have reviewed are highlighted in the accompanying title certificate, (hereinafter referred to as "this Certificate").
2. In connection with this Certificate you should note that:
 - a. The accuracy of this Certificate necessarily depends on the documents made available to us, which we reasonably believe to be true, complete, accurate and not misleading;
 - b. We also believe that all documents, responses and other information provided to us, whether oral or written, are accurate and complete. Further, we have verified the original documents, which are presently in the custody of Acme. In the course of this due-diligence, we have obtained clarifications and answers to our queries from (i) Mr. Arunkumar Doshi, partner of the said Acme, (ii) Mr. Bharat Raghani, partner, M/s. Haridas & Co., Advocates of the said Acme, (iii) Mr. Piyush Parekh, partner of one M/s. Parekh & Brothers ("Parekh Brothers") claiming rights in the Property, (iv) Mr. Sandip Vimadalal, partner, M/s. Vimadalal & Co., Advocates of the said Parekh Brothers and (v) Mr. Prashant Sharma, an heir of the previous owner of the Property;
 - c. In the course of due-diligence, we have also secured a Search Report dated 15th March, 2012, issued by Mr. Chandrashekhar Athalye, Title Investigator & Property Registration, Mumbai for the Property as further updated on 22nd September, 2014 and believe the same to be true, accurate and not misleading. We

LITTLE & CO.

also believe that the search conducted at the Offices of the Sub-Registrar of Assurances at Mumbai, Bandra, Chembur, Nahur, Khar Road and Oshiwara, is subject to the availability of records and to records being torn and mutilated. We therefore disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated;

- d. We have not undertaken searches of any other public registers in the course of our enquiries;
 - e. We have limited our review to a factual analysis of existing arrangements. We have not attempted to comment on the permits and sanctions obtained or to be obtained, business, commercial, financial, planning, insurance, tax or accounting implications of the disclosed information and no view or opinion is expressed on provisions in the disclosed documents relating to such matters; and
 - f. We have not made any attempts to authenticate any of the signatures on the documents provided to/obtained by us and assume the same to be true and genuine.
3. This Certificate should not be regarded as a substitute for reading the disclosed documents and should be read in full.
4. The scope of our assignment does not extend to updating this Certificate for events and circumstances occurring after the dates on which this Certificate is made.

LITTLE & CO.

5. The reader of this Certificate agrees that Little & Co., its partners, associates, employees and agents, neither owe nor accept any duty or responsibility to it, whether in contract or in tort (including without limitation, negligence and breach of statutory duty) and shall not be liable in respect of any loss, damage or expense of whatsoever nature which is caused by any use the reader may choose to make of this Certificate of which is otherwise consequent upon gaining access to this Certificate by the reader.





LITTLE & CO.

(REGISTERED)

ADVOCATES & SOLICITORS
CENTRAL BANK BUILDING, 3RD FLOOR,
M. G. ROAD, FORT, MUMBAI 400 001.
INDIA

TEL. : +91-22 2265 2739

2270 3219

2270 3224

FAX. : +91-22 2265 9918

2267 0563

email : mumbai@littlecompany.com

D. P. MEHTA
F. J. SIDHWA
J. P. KAPADIA
AJAY KHATLAWALA
Z. S. MORRIS
G. PAL
RAJNI DIVKAR
RAJAS KASBEKAR

YOUR REF. :

OUR REF. :

AM/ESJ/

TITLE CERTIFICATE

Re: ALL THAT piece or parcel of land forming part of the land bearing Survey No. 11, Hissa No. 2 (Part) and CTS Nos. 95, 95/1, 95/2, 95/3, 95/4 and 95/5 admeasuring approx. 9,070.60 sq.mts. as per the Property Register Card (including an excess vacant land area of 954.71 sq.mts.) or thereabouts together with structures standing thereon and known as "Acme Tiles Compound"; along with 588.40 sq. mts. of additional land also forming part of the same survey numbers as reflected in the revenue records, situated at Acme Tiles Compound, Saki Naka, Off. Saki Vihar Road, Mumbai - 400 072 in the Village Saki, Taluka Kurla in Greater Bombay in the Registration Sub-district of Bandra District, Bombay Suburban; hereinafter referred to as the "said Property".

Pursuant to instructions received from Mahindra Lifespaces Developers Limited ("MLDL"), we have carried out a legal due diligence of the said Property of M/s. Acme Tiles Manufacturing Company ("Acme").

I. LIST OF DOCUMENTS

In course of the said investigation, we have examined the following:

- (i) A certified True Copy of the Registered Indenture of Lease dated 21st October 1948 bearing Registration No. BOM/4427/1948, obtained by us by causing a search to be undertaken at the offices of the Sub-Registrar of Assurances at Mumbai, Bandra, Chembur and Nahur;
- (ii) The unregistered Agreement of Lease dated 17th June, 1961 executed between Acme and Hercules Rolling Shutters Private Limited;

LITTLE & CO.

- (iii) The unregistered Agreement of Lease dated 17th August, 1961 executed between Acme and M/s. Shah Engineering Works;
- (iv) The Indenture/Deed of Conveyance dated 12th February, 1968, registered in the office of Sub-Registrar of Bombay under Sr. No. 1613 of 1968;
- (v) The Order bearing No. ADC/LND/8448 dated 30th December, 1971, issued by the Additional District Deputy Collector, Bombay Suburban District, Andheri;
- (vi) A True Copy of the Order dated 29th January, 1979 bearing reference no. ULC/A-231/IC/GAD/210 read with a subsequent Order dated 21st August, 1991 bearing reference no. ULC/A-231/MC/DC/HSAD/E21871 issued by the Joint Director of Industries and Ex-Officio Deputy Secretary to Government, Housing and Special Assistance Department;
- (vii) The (unregistered) Articles of Agreement dated 28th September, 1979; entered into between the said Acme and the said Parekh Brothers;
- (viii) A copy of the order dated 9th November, 2010 bearing no. Kra. Na.Bhu.Kurla/Saki/Na.Bhu.Kra.95/2010 passed by the City Survey Officer, Kurla;
- (ix) Latest Partnership Agreement of Acme dated 5th April, 2014;
- (x) Certified Property Register Cards dated 7th May, 2013 issued in respect of CTS No. 95, 95/1, 95/2, 95/3, 95/4 and 95/5;
- (xi) Certified True Copy of the 7/12 extract dated 3rd September, 2013;
- (xii) The original Search Report dated 15th March, 2012, of the records available at the offices of the Sub-Registrar of Assurances at Mumbai, Bandra, Chembur and Nahur, as updated by the original Search Report dated 22nd September, 2014, of the records available at the offices of the Sub-Registrar of Assurances at Mumbai, Bandra, Khar Road and

LITTLE & CO.

Oshiwara, both issued by Mr. Chandrashekhar Athalye, a copy of which is annexed hereto and collectively marked as "ANNEXURE - I".

Acme and MLDL have provided us the photocopies of the abovementioned documents for our reference and verification. We have also verified the originals of the documents i.e. from (iv) to (vi) and (ix), which are in the custody of Acme by conducting an inspection at the office of M/s. Haridas & Co., the said Acme's Advocates on 26th September, 2014.

We have assumed that all documents executed by the parties therein are within the capacity and powers of and have been validly authorised and executed and are binding on the parties thereto in accordance with the applicable laws of India.

II. TITLE CHAIN OF THE SAID PROPERTY

The Title chain of the said Property derived by us is as follows:

- A. Pursuant to an Indenture of Lease dated 21st October 1948, registered in the Office of the Sub-Registrar of Bombay under Serial No. 4427 & 4428 ("Head Lease"), duly executed by the assignors therein being:
- (i) Sir Mohamed Yusuf Kt;
 - (ii) Trustees of the Wakf created by Sir Mohamed Yusuf Kt.
 - (iii) Trustees of the Wakf created by Rabiabanu, wife of Mohamed Mitha;
 - (iv) Trustees of the Wakf created by Sherbanu, wife of Mohamed Agboatwala; and
 - (v) Trustees of the Wakf created by Sherbanu, wife of Siddik Suleman;

land being diverse pieces of agricultural land or ground situate in the village of Tirandaz Powai, Saki, admeasuring about 376 acres and 20 ½ Gunthas ("the said Entire Land") was demised on lease for a term of

LITTLE & CO.

99 years commencing from 1st April 1948 on the terms and conditions mentioned in the Head Lease in favour of the assignees therein being:

- (a) Chandrabhan Bhuramal Sharma;
- (b) Chhedilal Bhikiram Gupta; and
- (c) Shrilal Maganlal Bhatt (since deceased).

B. On a perusal of a copy of the Indenture of Conveyance dated 12th February, 1968, registered in the office of Sub-Registrar of Bombay under Sr. No. 1613 of 1968, referred to hereinafter, we observe as under:

1. The said Chandrabhan Bhuramal Sharma, the said Chhedilal Bhikiram Gupta, the said Shrilal Maganlal Bhatt and one Manubhai Tolashankar Pandia entered into a partnership which was deemed to have commenced on the 1st day of April 1948 in the firm name and style of *SHREE GOPAL HOUSING AND PLANTATION SOCIETY* ("the said partnership") upon the terms and conditions mentioned in the Deed of Partnership dated 17th April, 1948 (hereinafter referred to as "the said Deed of Partnership"); and *inter alia* the said Entire Land demised by the Head Lease were taken on behalf of the said partnership.
2. Thereafter, the aforesaid Shrilal Maganlal Bhatt died intestate on or about 24th April, 1950 and was survived, under the Hindu law by which he was governed, by his widow Gajraben and sons Kishor, Ashok, Vinod and Vikram as his legal heirs. Under the provisions of the said Deed of Partnership, the said partnership was not dissolved and it was continued by the surviving partners viz. Chandrabhan Bhuramal Sharma, Chhedilal Bhikiram Gupta and Manubhai Tolashankar Pandia.

LITTLE & CO.

3. Pursuant to an Agreement of Dissolution dated 15th August 1951 executed between:

- (i) Chandrabhan Bhuramal Sharma;
- (ii) Chhedilal Bhikiram Gupta
- (iii) Manubhai Tolashankar Pandia; and
- (iv) in their capacity as the legal heirs of Shrilal Maganlal Bhatt, his widow, Gajraben and his sons Kishor, Ashok, Vinod and Vikram,

the said partnership between the surviving partners was dissolved by mutual consent (hereinafter referred to as "the said Agreement of Dissolution"). It was *inter alia* recorded in the said Agreement of Dissolution that the said Chandrabhan Bhuramal Sharma shall *inter alia* take over the business and all assets of the said partnership including goodwill and liabilities on the terms and conditions therein appearing.

4. Accordingly, the said Chandrabhan Bhuramal Sharma took over the said business and all the assets of the said partnership including the said Entire Land demised by the Head Lease and also took over the liabilities of the said partnership on the terms and conditions therein appearing.

5. Pursuant to an Agreement for Sub-lease dated 6th November 1957 executed by the said Chandrabhan Bhuramal Sharma, assignor therein, out of the said Entire Land, (i) "the said Land" being all those pieces or parcels of agricultural lands or grounds situated in Saki Village in Greater Bombay in the registration Sub-District Bandra, District Bombay Suburban and admeasuring 2 Acres and 10 gunthas (approximately 10,850 square yards equivalent to 9,070.60 square meters); along with

LITTLE & CO.

(ii) 588.40 sq. mts. of additional land also forming part of the same survey numbers as that of the said Land as reflected in the revenue records ("the said Additional Land"), were demised for the term of 90 years commencing from 10th November, 1957 in favor of:

(i) Natvarlal Shamaldas Wora

(ii) Vallabhdas Ratilal Mehta

on all terms and conditions mentioned in the aforesaid Sub-Lease Agreement.

6. Pursuant to an Agreement to Transfer dated 9th March 1959 executed by:

(i) Natvarlal Shamaldas Wora

(ii) Vallabhdas Ratilal Mehta,

it was agreed that all the right, title and interest in the said Land shall be transferred to Arunkumar Dwarkadas Doshi and Ramanlal Chandulal Shah who were carrying on business in partnership in the firm name and style of "ACME TILES MANUFACTURING COMPANY" i.e. 'Acme' herein and it was also agreed that the same shall be free from encumbrances at or for the price of Rs. 1.75 per sq.yds. on the area to be ascertained on joint survey and on the terms and conditions therein contained.

7. Thereafter, the said Natvarlal Shamaldas Wora and the said Vallabhdas Ratilal Mehta requested the said Chandrabhan Bhuramal Sharma and the said Chandrabhan Bhuramal Sharma agreed to grant to the said Arunkumar Dwarkadas Doshi and the said Ramanlal Chandulal Shah who were at the time, carrying on business in partnership in the firm name and style

LITTLE & CO.

of "ACME TILES MANUFACTURING COMPANY" i.e. 'Acme' in this Agreement, a sub-lease of the said Land.

8. The said Chandrabhan Bhuramal Sharma, then, entered into an Agreement dated 20th July, 1961 with Abdul Rehman Mohamed Yusuf and others, the Landlords therein, for the purchase *inter alia* of the reversion of Entire Land referred to in the Head Lease including the said Property and the said Additional Land.
9. In pursuance of an Agreement dated 20th July 1961, the trustees of the Wakf created by Sir Mohamed Yusuf Kt. (as more particularly described therein); trustees of the Wakf created by Rabiabanu, wife of Mohamed Mitha (as more particularly described therein); trustees of the Wakf created by Sherbanu, wife of Mahomed Agboatwala (as more particularly described therein) and trustees of the Wakf created by Sherbanu, wife of Siddik Suleman (as more particularly described therein) i.e. all the Vendors being the then Landlords of the said Entire Land demised by the Head Lease, granted, sold, assigned, released and assured to the said Chandrabhan Bhuramal Sharma, the reversionary rights of all the aforesaid Wakf trustees in the said Entire Land vide a Conveyance dated 30th March, 1964 registered in the Office of the Sub-Registrar of Bandra on 13th April 1964 under No. 983 of 1964.
10. Thereafter, the said Chandrabhan Bhuramal Sharma released and surrendered subject to the rights of Acme to one Gopal Chandrabhan Sharma, all of the said Chandrabhan Bhuramal Sharma's right, title and interest *inter alia* in the said Entire Land (being a part of the agricultural piece of land demised by the

LITTLE & CO.

Head Lease) to the end and intent that the residue of the term of 99 years created by the Head Lease and all other estate and interest of the said Chandrabhan Bhuramal Sharma may be merged and extinguished in the reversion and inheritance thereof. Thus, the said Gopal Chandrabhan Sharma became the sole and absolute owner of the said Entire Land including the said Land and the said Additional Land.

11. Subsequently, by virtue of an Agreement dated 6th December, 1965, the said Gopal Chandrabhan Sharma agreed to sell to Acme herein, the reversion of the said Land.

Accordingly, by virtue of the Indenture/Deed of Conveyance dated 12th February, 1968, the said Gopal Chandrabhan Sharma as VENDOR granted, sold, assigned, released, conveyed and assured and the said Chandrabhan Bhuramal Sharma along with the said Natvarlal Shamaldas Wora & the said Vallabhdas Ratilal Mehta as the FIRST CONFIRMING PARTY confirmed to Acme herein, the said Land, subject to the terms and conditions set out therein. The said Additional Land of 588.40 sq. mtrs. forming part of the same survey number continued to remain with the said Gopal Chandrabhan Sharma although Acme were the Lessees/Occupants thereof.

- C. We are orally informed by Acme that the said Land known as "Acme Tiles Compound", consists of the land plus two ground floor sheds/structures.
- D. It also appears that by way of unregistered Agreement of Lease dated 17th June, 1961 executed between Acme and Hercules Rolling Shutters Private Limited, Acme leased to the said Hercules Rolling Shutters Private Limited a portion of the shed on the said Land, admeasuring

LITTLE & CO.

about 4,000 sq. feet and facing North, along with a right of way over the passage upon which the shed abuts. Similarly, by way of an unregistered Agreement of Lease dated 17th August, 1961 executed between Acme and M/s. Shah Engineering Works, Acme leased to the said Shah Engineering Works another portion of the said shed on the said Land admeasuring about 3,000 sq. feet and facing North, along with a right of way over the passage upon which the shed abuts. Hercules Rolling Shutters Private Limited and M/s. Shah Engineering Works are hereinafter collectively referred to as the "Tenants". We are informed that both the aforesaid Tenants continue to occupy their respective premises.

- E. Pursuant to the Order bearing No. ADC/LND/8448 dated 30th December, 1971, issued by the Additional District Deputy Collector, Bombay Suburban District, Andheri, the usage of the said Property was converted from agricultural land to non-agricultural land.
- F. Pursuant to the application made by the said Acme for exempting the land from the provisions of Chapter III of the Urban Land (Ceiling & Regulation) Act, 1976 ("ULCA") for Industrial Use, the Joint Director of Industries, being the Competent Authority under the ULCA, had passed an Order dated 29th January, 1979 bearing reference no. ULC/A-231/IC/GAD/210 read with a subsequent Order dated 21st August, 1991 bearing reference no. ULC/A-231/MC/DC/HSAD/E21871, pursuant to which an area of 1,454.71 sq.mtrs. was determined to be vacant land out of which an area of 500 sq.mtrs. was within the ceiling limit and balance area of 954.71 sq.mtrs. was the excess vacant land area allowed to be retained by the said Acme, subject to the terms and conditions set out therein. Although the said Acme is in possession of the said excess vacant land area, they are not entitled to

LITTLE & CO.

transfer the same without the permission of the Competent Authority under the ULCA, despite the repeal of the ULCA.

G. Thereafter, it appears that by way of unregistered Articles of Agreement dated 28th September, 1979, Acme agreed to sell the said Land to one M/s. Parekh & Brothers ("Parekh Brothers") on the terms and conditions recorded therein. Under the aforesaid agreement, the Parekh Brothers also paid a sum of Rs.6,25,000/- (Rupees Six Lakhs Twenty Five Thousand only) to Acme towards payment of the consideration amount. In part performance of the aforesaid Agreement dated 28th September, 1979, the said Acme have also put the Parekh Brothers in possession of one of the sheds having an aggregate carpet area of 7,000 sq. feet along with possession of the said Land to the extent and upon the terms and conditions mentioned in the aforesaid Agreement. Acme have orally informed us that since the date of the aforesaid Agreement, the Parekh Brothers are, as aforesaid, occupying the shed admeasuring about 7,000 sq.ft. carpet area and are also in possession of the said Land. We are also informed by Acme that the Parekh Brothers were and are responsible for maintenance of the said Land. All maintenance charges including property taxes and other outgoings in respect of the said Land are being paid by the Parekh Brothers.

H. It appears from the entry dated 18th May, 1999 made in the Property Register Card that pursuant to an order dated 18th May, 1999, upon the death of the said Gopal Chandrabhan Sharma, his name was deleted and the names of his following heirs were included therein:

- (i) Smt. Sunita Gopal Sharma,
- (ii) Mr. Prashant Gopal Sharma,
- (iii) Mr. Dikshant Gopal Sharma and

LITTLE & CO.

(iv) Smt. Sangita Subodh Sharma,
hereinafter collectively referred to as the "Sharmas".

- I. Pursuant to an order dated 9th November, 2010 bearing no. Kra. Na.Bhu.Kurla/Saki/Na.Bhu.Kra.95/2010 passed by the City Survey Officer, Kurla, we observe that as the legal heirs of the said Gopal Chandrabhan Sharma i.e. the Sharmas continue to be the owners of the said Additional Land. Accordingly, we note that the Property Register Card reflects the name of Acme as the owner of the said Land and the name of the said Gopal Chandrabhan Sharma as the owner of the said Additional Land.

III. SEARCH IN THE PUBLIC RECORDS FROM 1982-2012 AND FROM 2012-2014

We have perused the Search Report dated 15th March, 2012, as further updated on 22nd September, 2014, issued by Mr. Chandrashekhar Athalye, Title Investigator & Property Registration, Mumbai, who has carried out a search of the records available at the offices of the Sub-Registrar of Assurances at Mumbai, Bandra, Chembur and Nahur, for a period of 30 (Thirty) years and a search of the records available at the offices of the Sub-Registrar of Assurances at Mumbai, Bandra, Khar Road and Oshiwara, for a period of 3 (Three) years, and find that the said Search Reports corroborate our findings with respect to the said Property. We further observe as under:

- Due to the absence of any registered document to that effect, the Search Report does not reflect the names of the Parekh Brothers and/or the said Tenants with respect to their respective rights on the said Land, claimed on the basis of the Agreements mentioned above.
- Ramanlal Chandulal Shah retired from Acme and his name was deleted and the names of Prakash Arunkumar Doshi and Hansa Arunkumar Doshi were brought on record as a holder/lessee.



LITTLE & CO.

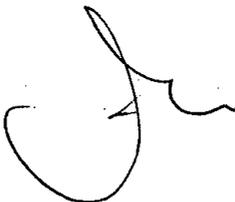
- There appear to be nil entries for several years in the public records or the records are torn or not ready, according to the Search Reports.

IV. PUBLIC NOTICE

In the course of our enquiries, we caused the publication of notices *inter alia*, in the following newspapers to check for any claims related to the said Property.

- (i) Navshakti (Marathi) dated 11th February 2012 at page number 16;
- (ii) The Mumbai Samachar (Gujarati) dated 11th February 2012 at page number 7;
- (iii) The Economic Times dated 11th February 2012 at page number 2;
- (iv) Navshakti (Marathi) dated 21st June, 2013 at page number 2;
- (v) The Mumbai Samachar (Gujarati) dated 21st June, 2013 at page number 9;
- (vi) The Economic Times dated 21st June, 2013 at page number 11;
- (vii) Navshakti (Marathi) dated 11th January, 2014 at page number 8;
- (viii) The Mumbai Samachar (Gujarati) dated 11th January, 2014 at page number 15; and
- (ix) The Times of India, Mumbai dated 11th January, 2014 at page number 19.

We did not receive any objections in response to the aforesaid public notices, save and except a letter dated 29th June, 2013 addressed to our office by Advocate Ashok Saraogi, on behalf of one Ms. Trupti, now, the ex-wife of Mr. Prakash Doshi, a partner in the said Acme. In our view, the said Ms. Trupti has no right or interest in the said Property and she has lodged the objection in view of matrimonial disputes between her and the said Mr. Prakash Doshi. In any event, we are informed that the matrimonial disputes are settled and a copy each of the settlement Decree and Judgment both dated 18th October, 2013 have also been provided to us by the said Acme.



LITTLE & CO.

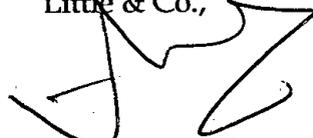
Conclusion:

From our perusal of the records as mentioned above, with respect to the said Property, we certify that:

1. the title of M/s. Acme Tiles Manufacturing Company as the owners of the said Land is clear and free from other encumbrances, subject to-
 - i. the rights including possession of M/s. Parekh & Brothers pursuant to the aforesaid Articles of Agreement dated 28th September, 1979; along with
 - ii. the tenancy rights of Hercules Rolling Shutters Private Limited and M/s. Shah Engineering Works thereon; and
 - iii. the terms and conditions stipulated by the Government of Maharashtra while permitting Acme to retain the excess vacant land area of 954.71 sq.mts. under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976.
2. We further certify that the said additional land continues to be owned by Gopal Chandrabhan Sharma i.e. his heirs as mentioned above after his death, subject to the occupancy rights and possession of M/s. Acme Tiles Manufacturing Company.

Dated this the 11th day of October, 2014.

Yours faithfully,
Little & Co.,



Ajay Khatlawala
Partner



Chandrashekhar Athalye

Title Investigator & Property Registration

Association Reg No-34/2006

104, Ruby Mahal, 30-D Cowasji Patel Street Fort Mumbai-400001.

Off- 40020419, Tel/Fax:- 22845427, Mob- 9820199287

Shekhar_athalye@rediffmail.com or shekhar.athalye@gmail.com

Ref No- SHE/ /2012

Date: 15.03.2012

To,

Little & Co.

Central Bank Building, 3rd Floor,
Mahatma Gandhi Road,
Fort Mumbai 400 001.

Re: Investigation of title of Property bearing City Survey Nos. 95, 95/1, 95/2, 95/3, 95/4 & 95/5 of Village Saki, Taluka Kurla, admeasuring about 9672 square metres (approx 2.309 acres) in the Registration Sub-district of Bandra and Registration District of Bombay City and Bombay Suburban, situate at Saki, Off Saki Vihar Road, Acme Tiles Compound, Mumbai 400 074.

Dear Sir,

Under your instruction I have taken search of the above mentioned property in the Sub-Registrar Office at Mumbai, Bandra, Chembur & Nahur for the last 30 years (i.e. 1982 to 2012) respectively.

In the City Survey & Land Records office at Kurla, I have found that the property bearing C.T.S No- 95 Total area admg 8188.4 sq.mtrs out of area admg 7600 sq.mtrs standing in the name of Arun Kumar Dwarkadas Doshi & Ramanlal Chandulal Shah Partners of M/s Acme Manufacturing Co as a Holder since 09.11.2010 as per registered Document No- R-1613 of 1968.

Thereafter Area admg 954.71 sq.mtrs. mentioned in the other right column as a Industrial purpose and the said property not sold to anyone without prior permission of Maharashtra Government.

Shri The name of Ramanlal Chandulal Shah retired in the said firm hence the name of Ramanlal Chandulal Shah deleted in the said partnership firm & the name of Prakash Arunkumar Doshi & Hansa Arunkumar Doshi put on record as a Holder /Lessee as per Partnership Act and Registered Partnership Deed under Serial No- 50771 dated 23.09.1998 form Deputy Register of Firm Mumbai.

In the city survey & land Records office at Kurla I have found that the Property Bearing C.T.S No- 95/1 admg 671 sq.mtrs, C.T.S No- 95/2 admg 671 sq.mtrs, C.T.S No- 95/3 admg 43.1 sq.mtrs, C.T.S No- 95/4 admg 45 sq.mtrs and C.T.S No- 95/5 admg 40.5 sq.mtrs standing in the name of Arun Kumar Dwarkadas Doshi & Ramanlal Chandulal Shah Partners of M/s Acme Tiles Manufacturing Co as a Holder since 09.11.2010 Shri The name of Ramanlal Chandulal Shah retired in the said firm hence the name of Ramanlal Chandulal Shah deleted in the said partnership firm & the name of Prakash Arunkumar Doshi & Hansa Arunkumar Doshi put on record as a Holder /Lessee as per Partnership Act and Registered Partnership Deed under Serial No- 50771 dated 23.09.1998 form Deputy Register of Firm Mumbai.

During the course of search, I have found following documents registered over the said property.

Sub-Registrar office at Mumbai 30 years:-

1982 Nil

1983

To Torn
1985

1986 Nil

1987 Nil

1988 Nil

1989

R/1613

1968

Conveyance Deed

Rs. 93,987.50/-

12.02.1968

07.12.1989

1. Gopal Chandrabhan Sharma
2. Chandrabhan Bhurmal Sharma
3. Natvarlal Shamaldas Vora
4. Vallabhdas Ratilal Mehta

To

1. Arunkumar Dwarkadas Mehta for self and Partner of M/s Acme Tiles Manufacturing Co.
2. Ramanlal Chandulal Shah for self and Partner of M/s Acme Tiles Manufacturing Co.

Schedule:- All that piece or parcel of land bearing Khot S.No- 66(pt), Collector S.No- 11(pt) area admg 2 Acer and 10 Gunthas (i.e. 9070.60 sq.mtrs) of Village Saki Tal Kurla. (This Document is Registered in the sub Registrar office at Mumbai under 'R' Series Index Registrar)



1990	Nil
1991	Nil
1992	Nil
1993	Nil
1994	Nil
1995	Nil
1996	Nil
1997	Nil
1998	Nil
1999	Nil
2000	Nil
2001	Nil
2002	Nil
2003	Nil
2004	Nil
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Not Ready
2012	Not Ready

Sub-Registrar office at Bandra, Chembur & Nahur 30 years:

1982	Torn
1983	Nil
1984	Nil
1985	Nil
1986	Nil
1987	Nil
1988	Nil
1989	Nil
1990	Nil
1991	Nil
1992	Nil
1993	Nil
1994	Nil
1995	Nil
1996	Nil
1997	Nil
1998	Nil
1999	Nil
2000	Nil
2001	Nil
2002	Nil

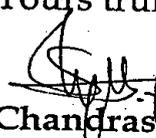
8

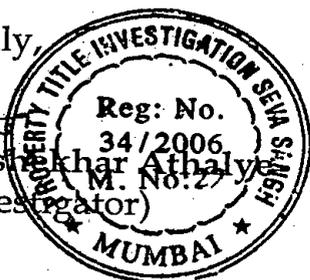
2003	Nil
2004	Nil
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Not Ready
2012	Not Ready

NOTE:- In the Sub Registrar office at Chembur & Nahur Records are Mixing.

NOTE:- - Many Manual & Computer Index Book Record are Torn Condition & not prepare properly in the Sub-Registrar office at Mumbai ,Bandra, Chembur & Nahur I have taken search as per available record.

Yours truly,


Chandrashekhar Athalya
(Title Investigator)



Chandrashekhar Athalye

Title Investigator & Property Registration
104, Ruby Mahal, 30-D Cowasji Patel Street Fort Mumbai-400001.
Off- 40020419, Tel/Fax:- 22845427, Mob- 9820199287
shekhar.athalye@gmail.com or Shekhar_athalye@rediffmail.com

Ref No- SHE/ /2014

Date: 22.09.2014

To,

Little & Co.
Central Bank Building, 3rd Floor,
Mahatma Gandhi Road,
Fort Mumbai 400 001.

Re: Investigation of title of Property bearing Survey No. 11, Hissa No. 2 (Part) and CTS Nos. 95, 95/1, 95/2, 95/3, 95/4 and 95/5 admeasuring approx. 8,115.89 sq. mtrs. (i.e. 9,070.60 sq.mts. as per the Property Register Card less an excess vacant land area of 954.71 sq.mts.) or thereabouts together with structures standing thereon and known as "Acme Tiles Compound"; along with 588.40 sq. mts. of additional land also forming part of the same survey numbers as reflected in the revenue records, situated at Acme Tiles Compound, Saki Naka, Off. Saki Vihar Road, Mumbai - 400 074.

Dear Sir,

Under your instruction I have taken search of the above mentioned property in the Sub-Registrar Office at Mumbai, Bandra, Khar Road & Oshiwara for the last 03 years (i.e. 15.03.2012 to 2014) respectively.

During the course of search, I have found following documents registered over the said property.

Sub-Registrar office at Mumbai 15.03.2012 to 2014.

2012	Nil
2013	Nil
2014	Not Ready

Sub-Registrar office at Bandra, Khar Road & Oshiwara 15.03.2012 to 2014.

2012	Nil
2013	Nil

8

2014

Not Ready

NOTE: - Many Manual & Computer Index Book Record are Torn Condition & not prepare properly in the Sub-Registrar office at Mumbai, Worli & Bandra I have taken search as per available record.

Yours truly,



Chandrashekhar Athalye
(Title Investigator)